
Planning Statement

Applicant: C.G. Fry and Son Ltd

Date: April 2026

Site: Land at White Street, West Lavington SN10 4HR

Proposal: Erection of 47 No. dwellings with associated access, internal roads, parking, public open space, landscaping, drainage and associated infrastructure.



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1.0 Introduction

- 1.1 PlanningSphere act for CG Fry & Son Ltd, an SME housing developer who has agreed an Option Agreement with the land-owning party in respect of the application site at White Street, West Lavington, Wiltshire.
- 1.2 Full planning permission is sought for a mixed-tenure residential scheme of 47 No. dwellings with associated access, internal roads, parking, public open space, landscaping, drainage and associated infrastructure.
- 1.3 The application scheme has been formulated following specialist surveys and an area context study, a process of pre-application enquiry process undertaken with Wiltshire Council (LPA Ref. ENQ/2025/00848), and engagement with the local community and local stakeholders.
- 1.4 The enclosed full planning application submission comprises the following information:
 - Planning application fee: £30,973.00 ¹ plus a £91.00 Planning Portal administration fee
 - Planning application forms, CIL Form, ownership certificate and notices: PlanningSphere
 - Site Location Plan: CGF
 - Architectural Site-Wide Plan Pack (11 No. Drawings): CGF
 - Architectural Plot Plan Pack (96 No. Drawings): CGF
 - Access Plans (10 No. Drawings): CGF
 - Drainage Strategy Plans (2 No. Drawings): AWP
 - Lighting Drawing: (1 No. Drawing and 2 No. attachments): Lighting Bee
 - Landscape Drawing: MacGregor Smith
 - Arboriculture Survey and Impact Assessment: Aspect Tree Consultancy
 - Agricultural Land Classification Report: Askew Land and Soil
 - Archaeology Reports: CuraTerra / Landgage
 - Design and Access Statement (8 Parts): CGF
 - Ecological Impact Assessment: Andrew McCarthy Ecology
 - Ecological BNG Assessment and Metric: Andrew McCarthy Ecology
 - Flood Risk Assessment: AWP
 - Heritage Statement: Landgage Heritage
 - Landscape Statement: MacGregor Smith
 - Landscape and Visual Assessment and LVA Figures: MacGregor Smith
 - Planning Statement: PlanningSphere
 - Statement of Community Engagement: PlanningSphere/ CGF
 - Sustainability Statement (2 Parts): CGF
 - Transport Assessment: AWP
 - Waste Minimisation Statement: PlanningSphere
 - Accommodation Schedule: CGF
 - Validation Schedule: PlanningSphere

¹ Application fee calculated based 47 No. dwellings

2.0 Relevant Background Information

(i) Site Description and Context

- 2.1 The subject site, known as Land at White Street, West Lavington, extends to 2.16ha, as outlined in red in the Site Location Plan, as shown in Figure 1 below:

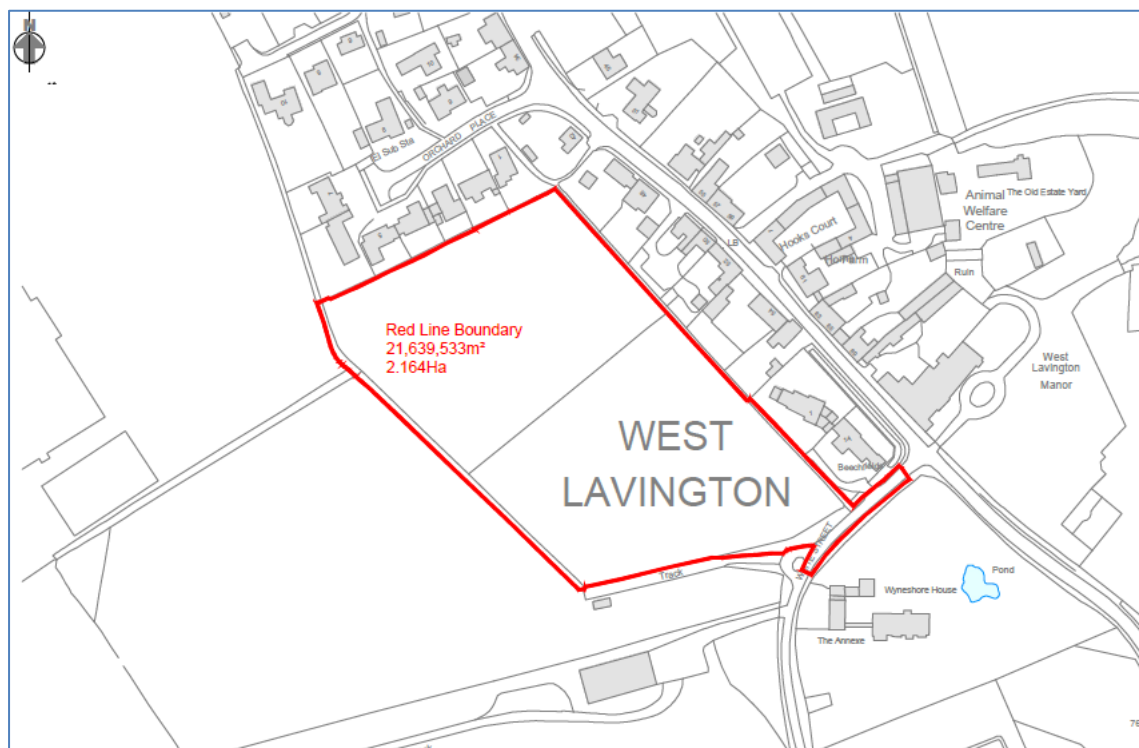


Figure 1. Extract from the Site Location Plan NB. the redline also includes part of the public highway on White Street

- 2.2 The site comprises two parcels of agricultural land divided by a dilapidated wooden fence and located on the south-western edge of West Lavington 40m southwest of the A360 and immediately north of White Street which would provide access in the south eastern corner. The site is bounded by a hedge along the western edge with agricultural land beyond and a line of mature trees on its southern margin. A fenced public right of way runs along the north-eastern edge with existing residential areas to the north and east. The parish is well served by footpaths, bridleways and byways that connect the settlement with the surrounding countryside and the nearby villages of Little Cheverell, Littleton Panell and Market Lavington.
- 2.3 The Transport Statement describes the subject site's location, active travel credentials particularly in respect of walking and cycle links connecting into the village and accessibility in respect of existing facilities, services and public transport. A suitable access strategy is proposed in respect of existing and proposed points of vehicular and pedestrian/cycle access, as annotated on the Illustrative Masterplan. An initial description of the site topography and landscape setting is set out in the accompanying Landscape and Visual Assessment. Heritage impact is set out in the Heritage Statement.

(ii) Existing Lawful Use and Planning history

- 2.4 The lawful use of the subject site is agricultural. Planning history recorded on the Council's public access system includes the following decision:

Reference	Description	Decision
K/17849	Home Farm, West Lavington. Change of use to riding stables incorporating schooling area.	Permitted with conditions 22.11.1991 NB. not implemented.

(iii) Relevant background information

- 2.5 The site was identified by West Lavington Parish Council as a potential area for housing allocation in the Housing Site Selection Methodology report as *Site 3 – Behind High Street/ Orchard Place/ White Street* which accompanied the emerging Neighbourhood Plan although it was not included in the Submission Draft which was then 'made' in 2019.
- 2.6 A number of factors were listed in favour of the site being shortlisted including: delivery of affordable housing; proximity to a bus stop (180m), GP Surgery (340m) and Public House (350m); and potential access from White Street. The Site was identified as having the potential to deliver 50 dwellings at a density of 25 dwellings per hectare noting that the site is already enclosed on three sides by existing development to the north, south and east and largely enclosed by vegetation to the west. The site was also identified as being able to offer additional community benefits. Any proposals would need to consider potential impacts on the character and appearance of the village conservation area. However, a site allocation was not taken forward at that time.

(iv) Pre-Application Enquiry (Ref: ENQ/2025/00848)

- 2.7 A pre-application enquiry was submitted to the Council in June 2025 formulated with specialist consultant input to demonstrate the site's suitability and deliverability to accommodate a mixed-tenure scheme of up to 47 No. residential dwellings with 0.51ha of green buffers / public open space, to be progressed as an outline planning application.
- 2.8 The proposal sought advice on the principle of development noting the Council's inability to demonstrate a 5-year housing land supply position and engagement of the NPPF's 'tilted balance'. Advice was also sought in respect of the scheme layout, the affordable housing mix, feedback across a range of applicable technical disciplines, and the scope of potentially applicable planning obligations. Additionally, a draft Validation Schedule was supplied.
- 2.9 Written advice was received from the Council on 20th August 2025, which confirmed potential support for the principle of development subject to resolution of all applicable technical matters. Following a review of the feedback and in consultation with the Council's Planning Officer, the applicant decided to progress the application as a full planning application noting that a small part of the application site would be located within the Conservation Area boundary.
- 2.10 Further iterative engagement was undertaken with the Council's arboricultural officer in respect of the access works, as noted below.

(v) Public Consultation Event: 9th July 2025

- 2.11 In parallel with the pre-application enquiry, a drop-in consultation event was held in West Lavington on 9th July 2025 to present the proposals to the local community, which included local residents and councillors. The exhibition material explained how the emerging scheme was been informed by a range of technical studies and a process of pre-application engagement with the Council. Feedback opportunities were provided via feedback forms at the event and online via email post consultation.
- 2.12 Further information relating to the engagement process is set out in the accompanying Statement of Community Engagement which summarises all comments received together with feedback that was received from the Parish Council. This has informed the final round of the design development process.

(vi) The Current Application

- 2.13 The enclosed full submission proposes 47 No. residential dwellings of which 30% are proposed as affordable housing for local people in housing need and the creation of an area of open space and green buffers.
- 2.14 The site layout has been redesigned to address the proximity of the access point from White Street to an offsite boundary tree group. Greater space has been provided to ensure impacts to these beech trees are at a low level, with sufficient clearance from Root Protection Areas. The design has been informed by Tree Officer feedback and low invasive air spading works to assess the spread of tree roots into the site and towards the road.
- 2.15 The site proposals will ensure a continuity of housing supply and delivery of open market and affordable homes in West Lavington, against a backdrop of significant housing need in Wiltshire in the context of the recently increased housing requirement for Wiltshire arising from the new government guidance.
- 2.16 The proposals are summarised in Section 3.0 of this Report and illustrated in full in the accompanying DAS and Landscape and Visual Appraisal.

3.0 Description of the Proposals

3.1 This section outlines a summary of the finalised proposal that are submitted as a full planning application.

(i) Description

3.2 Full planning permission is sought for the proposed 'Erection of 47 No. dwellings, public open space and associated works' on land off White Street in West Lavington.

(ii) Scale, Layout, Amount and Tenure

3.3 The proposal comprises the following elements, as set out in the Site Layout Plan below:

- Predominately 2-storey new build housing development (47 No. units)
- A singular point of vehicular access proposed via the existing private access at the southeastern corner of the site, connecting to White Street with associated works in the public highway.
- A net residential developable area excluding Public Open Space of 1.62 ha
- Green Buffers/ Public Open Space 0.51ha (NB. 24.13% of the overall site area of 2.16ha)



Figure 2 Extract from the Site Layout Plan

3.4 Information on the housing mix is set out in a separately submitted Accommodation Schedule with graphical representation shown in the submitted Housing Mix Plan shown in Figure 3 below.

3.5 A summary mix is set out in the following table:

Tenure	1 Bed	2 Bed	3-bed	4-bed +	Total
Open Market	0	5	22	6	33
Social Rent	2	3	2	1	8
Shared Ownership	0	4	2	0	6
Total	2	12	26	7	47

3.5 Within the Social Rent tenure there are 1 No. 1-bed and 1 No. 2-bed accessible dwellings with internal layouts that are designed in compliance with Part M 4(2) of the Building Regulations.



Figure 3: Extract from Proposed Housing Mix Plan

(iii) Appearance and materials

3.6 The proposed dwellings follow a vernacular style and are fully illustrated in the submitted DAS.

3.7 The following finishes are proposed, as detailed in the Material Finishes Plan (extract below):

- **Walls:** Red Brickwork/ Buff Brickwork / Render Smooth Finish or Roughcast Finish
- **Boundary Treatments:** Facing Brickwork Boundary Wall Red – TBC / Rendered Boundary Wall Smooth Finish / Timber Close Boarded Fence
- **Windows:** Timber



Figure 4: Extract of Proposed Materials Finishes with key

(iv) Access and Parking

Vehicular Access

- 3.8 Vehicular access will be provided from White Street in the form of priority T junction with associated off-site highway works. The proposed junction arrangement has been subject to an independent Stage 1 Road Safety Audit which has not raised any adverse road safety issues.

Cycle and pedestrian links

- 3.9 There are a number of pedestrian facilities located within close proximity of the site, including continuous footways along the A360 and a network of PRoWs providing traffic-free routes in and around West Lavington and connecting to local services and facilities in the village and nearby Market Lavington.
- 3.10 The site layout facilitates a connection to the adjacent PRoWs, including WLAV 10 to the north, and WLAV 9, 11, & 12A to the west. A number of off-site improvements are also proposed, including upgrading and widening PRoW WLAV 10 to a 2m wide Hoggin path, and introducing a number of new uncontrolled pedestrian crossings within the village centre and along the walking route to school.

- 3.11 The site location is accessible by active travel routes to local services in the village which include a GP surgery, convenience shop, post office and primary school which are within 800m (10-minute) walk of the site and there are multiple bus stops. In addition, Lavington School, which offers state education for Year Groups 7-11, is located in Market Lavington within a 2km walk from the site. Dauntsey School, which lies adjacent to the site, provides private education for Year Groups 7-13. Dauntsey Academy Primary School is located in West Lavington.
- 3.12 A site active travel strategy plan has been produced for the site, demonstrating the routes to local facilities and setting out the proposed off-site highway improvements. This includes a 2m footway on the eastern side of the site access junction, to connect with the existing footway along the A360.
- 3.13 The site is well located in terms of access to sustainable transport opportunities, with bus stops located within a three-minute (280m) walk of the site. The stops provide access to a range of bus services, including the frequent 2, 2A and X2 service to Salisbury and Devizes. These also serve access to Lavington Secondary School and South Wiltshire Grammar School. Westbury Railway Station is approximately 17km to the west of the site. The station provides regular services to Bath, Bristol and numerous destinations further afield.
- 3.14 The Transport Assessment sets out a proposed framework for a Travel Plan that will ultimately provide a strategy for the introduction of a package of measures aimed at managing multi-modal access to the site. This focuses on limiting the number of car trips and promoting alternative sustainable travel options.

Parking

- 3.15 A total of 112 No. parking spaces are proposed to be provided within the internal layout of the development, which includes 34 garages, which measure a minimum of 3m x 6m. The parking provision also includes nine on-street visitor parking spaces. Provision is in compliance with the Wiltshire Council residential parking standards.
- 3.16 Electric vehicle charge points will be provided for all properties, in line with Building Regulations.
- 3.17 Secure cycle parking will be provided for each property, either within the property demise or alternatively within dedicated cycle storage.

Refuse and Recycling and Fire Tender Access

- 3.18 Provision has been made for bin collections and recycling with refuse collection points proposed. Refuse vehicle access has been considered in line with National Standards for waste storage and collection. The proposed ground layout has been fully tracked to ensure access for Fire Tenders and other service vehicles enabling entry and exit in a forward gear.

(v) Drainage Strategy and Flood Risk

- 3.19 The site is located in Flood Zone 1 on the Environment Agency's Flood Maps for Planning and is not susceptible to flooding from any other sources. The existing drainage regime is that of a typical greenfield site with greenfield runoff following the natural topography of the

site towards White Street and the existing highway ditch, beyond the northern boundary of the site.

- 3.20 To ensure the development will be safe throughout its lifetime and that it does not increase flood risk elsewhere, the drainage strategy includes appropriate mitigation measures, so that future development discharges provide 30% betterment compared to existing greenfield rates, for events up to the 1 in 100-year design storm. This ensures the development will be safe throughout its lifetime, without increasing flood risk elsewhere. The design of the proposed development will also factor in future climate change resilience.
- 3.21 Surface water runoff from the site will be restricted to greenfield rates (with 30% betterment) via attenuation storage with peak rates of discharge managed by a hydraulic control 'Hydrobrake' or similar approved before discharging to either the local Wiltshire Council Highway drainage system or via a new offsite connection to the unnamed statutory main river, situated approximately 170m east of the site. Permeable paving will also be used on private driveways and shared access drives.
- 3.23 Attenuation will be managed through on-site SuDS, providing interception in line with the National Standards for SuDS, as well as meeting long-term storage requirements, and appropriate water quality management. Exceedance flows will route away from dwellings and towards areas of landscaping and SuDS, where any freeboard allowances can be utilised. A Drainage Maintenance Plan is included in the application submission.
- 3.24 Wessex Water have confirmed that foul flows from the development can be discharged to their existing network within High Street.

(vi) Ecological Strategy

- 3.25 In-season ecological surveys and analysis from the project ecologist have informed the preparation of the enclosed Ecological Impact Assessment and Ecological Features Plan, establishing the baseline condition of the site, the impact of the proposals and mitigation and enhancement measures for protected species.
- 3.26 The site comprises two species-poor fields and lies within the 6.4km buffer zone of the Salisbury Plain SPA and the HRA undertaken for the Wiltshire Core Strategy / Wiltshire Housing Site Allocations Plan screened residential developments in this buffer due to the possible impact of recreational pressure on stone curlew populations.
- 3.27 Habitat loss is minimised as far as possible during design; new habitat creation measures include retained grassland enhancement on the western edge; new grassland and native hedge - 300m. Retained woodland is to be enhanced through the selective removal of sycamore and restocking with a wider mix of native species, including canopy natives and additional understory stocking with hazel, dogwood, blackthorn, hawthorn and holly. RPZs around trees/shrubs in hedges and along the southern boundary to be Heras fenced as advised by arboricultural consultants.
- 3.28 The site is not located in a bat consultation zone. However, bats including light-sensitive species commute along the hedgerow and linear boundaries of the site so suitable provision for dark vegetated corridors along the site perimeter for the benefit of foraging bats and other species has been included in the master plan. No significant potential for bat roosts in the section of trees and vegetation to be removed for the proposed new access has been identified. The scheme has been designed without lighting; floristic enhancement of retained

grassland on the western edge and new grassland habitat creation around the attenuation basin and new hedging on the eastern side. 50% of new dwellings will have integral bat boxes.

- 3.29 No evidence has been found of badgers, dormouse or harvest mouse or Greater Crested Newts. The site supports a breeding population of a single reptile species, the common lizard, with good numbers recorded in September in the northern half of the site. Reptile refugia are proposed in sunny locations within retained (and enhanced) grassland along the western boundary to provide shelter and basking sites for reptiles around the site margin post-development. A range of grassland invertebrate species have also been recorded and habitat enhancement will create a more nectar-rich environment with lighting design aiming to leave the site as dark as possible.
- 3.30 A detailed breeding bird survey has been undertaken concluding that the site is likely to be of importance for breeding and foraging species at a site level only. Hedge/tree/scrub clearance should take place outside of the March-August period but if unavoidable, a survey should be implemented. Bird boxes will be fitted to houses as specified and enhanced grassland and new habitat creation will provide some replacement foraging and new scrub/hedges as a new breeding habitat.
- 3.31 Given that hedgehogs are abundant locally a precautionary mitigation approach to this species is recommended during construction with retained grassland enhancement and new grassland helping to provide invertebrate food resources and provision for hedgehog passage through development via gaps in fences as standard.
- 3.32 To facilitate the development, two sections of species poor hedge will be removed to accommodate two footpaths. A sparse blackthorn scrub invading the field from the western boundary will be removed apart from a section in the north that will be retained, in part for landscape reasons and in part to facilitate habitat enhancement for reptiles displaced from the clearance of vegetation in the main field to accommodate the development.
- 3.33 A section of woodland belt in the south-eastern corner of the site will be removed to facilitate an access road off White Street. This is of recent origin and thought to be an outgrown enclosure hedge with planted beech trees and self-seeded sycamore within it; the field layer is floristically very impoverished, being dominated by ivy.
- 3.34 The drainage strategy with attenuation features will be beneficial for biodiversity. An Ecological Features Plan is included with the application submission – see Figure 3 below.
- 3.35 A Biodiversity Appraisal for the site has been prepared including an assessment of the potential for the development to deliver the required Biodiversity Net Gain on site. Following all proposed habitat retention, enhancement and creation, the proposed development will deliver a net gain of 61.27% hedgerow units. A 10% habitat unit biodiversity net gain will be achieved through a mix of onsite delivery and an offsite BNG contribution.
- 3.36 The finalised masterplan will be subject to an agreed Landscape and Environmental Management Plan (LEMP), which will be implemented by the future private management company that will be set up to maintain the areas of common ownership.



Figure 5: Ecological Features Plan with location of Swift Boxes, Bee Blocks, Bat Boxes and hedgehog routes

(vii) Landscape Strategy

- 3.37 The landscape strategy has been central to the design process due to the location of the site between the edge of West Lavington and the surrounding countryside. Landscape design proposals have been informed by the Landscape and Visual Appraisal of the proposals prepared for the application submission.



Figure 6: Extract of Landscape Plan

- 3.38 At present the site comprises two fields used for grazing. The proposed landscape

masterplan illustrates how the building layout will be integrated within the wider landscape and adjoining built development with particular care given to the design of the proposed access which will be framed by existing trees and an area of landscaped open greenspace. Extensive tree and hedgerow planting is proposed across the site and will more than mitigate the loss of vegetation with the planting once successfully established, resulting in the enhancement of the site for the future. These proposals together with management of hedgerows will benefit biodiversity.

(viii) Lighting Strategy

- 3.39 The Lighting Strategy is outlined in the Ecology Report and detailed in the Lighting Plan sets out the proposed lighting within the site and mitigation measures proposed to reduce impacts in terms of ecological receptors, noting that there are light sensitive bat species present and a requirement to ensure that dark corridors are retained and enhanced.
- 3.40 No artificial street lighting is proposed on this development, subject to agreement with the Wiltshire Council Highways team as a matter of good practice to maintain dark skies and benefit nocturnal wildlife. House layouts have been designed, wherever possible, so that porches and house frontages do not face potential bat commuting habitat (i.e. the western hedge or the southern wooded belt). Front doors would have wall-mounted downward-directed PIR lights, whilst porches would have PIR-based lighting. The lamp specification would be a 2700K warm-white LED with PIR operation, in line with BCT/ILP guidance. See information on LUX spill in detailed lamp specifications provided in the Lighting Plan.

(ix) Trees and Hedgerows

- 3.41 The moderate quality trees and hedgerows on the southern and western boundaries of the site, and offsite trees on the south-east side, provide a range of benefits to the wider landscape and have informed the site layout and access proposals.
- 3.42 Removal of one early mature Sycamore and a section of hedgerow will be required to facilitate access into the site from White Street. The loss of two small sections of western boundary hedgerow for pedestrian access, low growing scrub growth and small elms will also be necessary but have a low impact. The retention of neighbouring vegetation will preserve the leafy character of the area.
- 3.43 The vehicle access route into the site involves a minor incursion into the RPA of a retained mature sycamore, with some localised pruning works required. This is a healthy tree and implementation of an arboricultural method statement, with soil amelioration works to the remainder of the RPA and works carried out according to best practice, will ensure that impacts to this tree are kept to a moderate to low level. Priority has been given to provide space for the prominent offsite tree group of three beech trees to avoid harm.
- 3.44 Extensive replacement tree and hedgerow planting across the site will provide sufficient mitigation and provide an overall positive impact.
- 3.45 Retained trees will be protected with tree protection fencing to create Construction Exclusion Zones, with additional temporary ground protection. Minor pruning works to provide clearance of branches from the fencing will have a low impact on the amenity of the area. An existing Tree Schedule and Constraints Plan has been submitted as part of this application.

(x) Sustainability Strategy

- 3.46 The scheme has been designed with a commitment to a fabric first approach that utilises sustainable construction methods to reduce energy consumption and operational carbon emissions for all plots. This will be achieved through maximising the use of sustainable materials and cutting embodied emissions, minimising waste and increasing recycling, conserving water resources, incorporating green and blue infrastructure and sustainable drainage, factoring in climate change and sustainable travel opportunities.
- 3.47 Each house will incorporate passive solar design principles and Air Source Heat Pumps as a low carbon source of space heating and hot water. Refer to the enclosed Sustainability Statement which sets out the details. The existing site has access to existing utilities and drainage services.

(xi) Waste Minimisation Strategy

- 3.48 The enclosed Waste Minimisation Statement sets out the proposed waste minimisation strategy for the site during the construction phase.

4.0 Planning Policy Context

(i) Statutory Development Plan

- 4.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.
- 4.2 The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocation Plan (2020); and the West Lavington Neighbourhood Plan (2019).

(ii) Applicable designations

- 4.3 The villages of West Lavington and Littleton Panell are collectively described in the Core Strategy as one of six 'Large Villages' in the Devizes Community Area where some development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 4.4 The subject site is located on agricultural land abutting the edge of the settlement adjacent to the Limits of Development of West Lavington. The site is located away from the National Landscape areas of the North Wessex Downs and Cranbourne Chase to the north and south, respectively. The mainstay of the site falls outside of the village Conservation Area extents.
- 4.5 The site lies within the Greensand Vale Landscape Character Assessment area and the Salisbury Plain Special Protection Area (SPA) Mitigation Zone. The site is within the 30% affordable housing zone and in Flood Zone 1 as defined on the Environment Agency's Flood Maps for Planning. The existing PROWs WLAV10 and WLAV9 which border the site are identified in purple (extract in Fig. 2 below). Pre-application advice identifies the site as being adjacent to the West Lavington Conservation Area and proximity of Listed Buildings (notably No. 52 High Street (Grade II)).

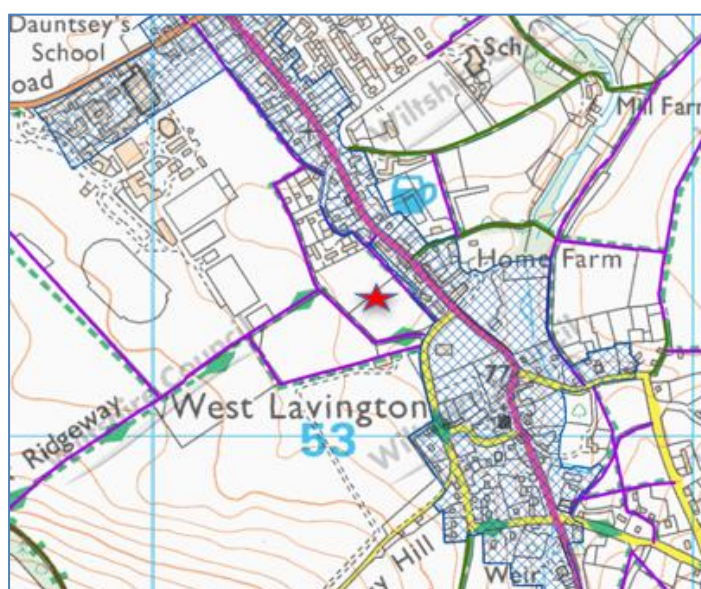


Figure 7. Extract from the Wiltshire Planning Explorer Map. The subject site is annotated with a red star. The plan shows that the subject site lies adjacent to the existing West Lavington Settlement boundary. Purple lines indicate PROW. The site lies within the Greensand Vale Special Landscape Area and within the Salisbury Plain SPA Mitigation Zone.

(iii) Wiltshire Core Strategy (adopted 2015)

4.6 The following policies from the Wiltshire Core Strategy are relevant to the proposals:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP3: Infrastructure Requirements
- CP12: Spatial Strategy for the Devizes Community Area
- CP41: Sustainable Construction & Low Carbon Energy
- CP43: Providing Affordable Homes
- CP45: Meeting Wiltshire's Housing Needs
- CP46: Meeting the Needs of Wiltshire's Vulnerable and Older People
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Placeshaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP62: Development impacts on the Transport Network
- CP64: Demand Management
- CP67: Flood Risk
- CP68: Water Resources

(ii) Wiltshire Housing Sites Allocation Plan (2020)

4.7 The Wiltshire Housing Sites Allocation Plan (WHSAP) was adopted in 2020. However, the policies in this Plan are not directly relevant to the development proposal since the Plan does not allocate any sites in West Lavington.

(iii) West Lavington Neighbourhood Plan 2017-2026

4.8 The West Lavington Neighbourhood Plan was 'made' in June 2019. NPPF Paragraph 14 states:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a. *the neighbourhood plan became part of the development plan **five years or less** before the date on which the decision is made; and*
- b. *the neighbourhood plan contains policies and allocations to meet its **identified housing requirement** (see paragraphs 69-70).*

*(Our emphasis in **bold**)*

4.9 It is noted that the subject site was identified as a potential area for housing allocation in the accompanying West Lavington Neighbourhood Plan Site Selection Methodology report which shortlisted the site as *Site 3: West Lavington - Behind High Street/Orchard Place/White Street*, identifying it as a large site with ready access onto a minor road and with benefits including the opportunity to deliver affordable housing – see commentary in Section 2.0 above.



Figure 8: Extract from West Lavington Neighbourhood Plan: Site Selection Methodology Report

- 4.10 The Neighbourhood Plan is under review although no progress appears to have been made since the formal public consultation on the revised document which was delayed in 2023. The review's main objective was to incorporate design policies which build on the work of the previous Village Design Statement and Conservation Area Statement identifying 12 "Character Areas" in West Lavington and Littleton Panell, each of which defines the key features to be protected and design guidelines to be followed. The site is located in Character Area K – "Church and Environs". The character appraisal highlights the importance of the public rights of way running parallel to the High Street, as well as access to and from Strawberry Hill and its associated views.
- 4.11 Within the Conservation Area Statement and Neighbourhood Plan Character Appraisal (NPCA) the site is included on the village plans but not specifically identified as contributing either the village setting or to the CA character. Additionally, the site field is not noted as one of the seven notable green spaces listed in the Statement.
- 4.12 Relevant Policies identified by the Council in the made Neighbourhood Plan include:
- Policy BE1: Settlement Boundary
 - Policy BE2: Design of New Development
 - Policy NE2: Setting of West Lavington Parish

Policy BE1 - Settlement Boundary

The settlement boundary of West Lavington and Littleton Panell within which development will be supported subject to it respecting local character, residential amenity and highway safety, is shown on Map 3.

Policy BE2 - Design of New Development and Local Distinctiveness

All new development should demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale and density of new buildings.

Policy NE2 - Setting of West Lavington Parish

The Neighbourhood Plan will support proposals to protect and enhance the natural features that are a key component of the landscape and provide habitat for West Lavington's diverse wildlife populations, including:

- a. Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows;
- b. Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity;
- c. Woodlands & hedgerows. The community support measures to increase the enhancement, reinstatement or creation of hedgerows along boundaries, and support the creation of additional pockets of woodland.

Development should respect views into and out of the two villages and be designed to integrate well with its surroundings. Development should retain visual separation between West Lavington/Littleton Panell and the settlements of Little Cheverell and Market Lavington.

The provision of new and the enhancement of existing, green infrastructure will be supported. Development should protect existing biodiversity and pursue opportunities to secure net gains for biodiversity.

Figure. 9: Extracts from the West Lavington Neighbourhood Plan: Policies BE1, BE2 and NE2

CIL Receipts

- 4.13 As there is an adopted Neighbourhood Plan, the Parish Council is entitled to 25% of CIL receipts to help mitigate the impact of the development.

(iv) National Planning Policy Framework (NPPF)

- 4.14 National planning policy is set out in the NPPF (last updated in February 2025)². A summary of the applicable NPPF policies is set out below:
- Achieving sustainable development: 7-10
 - The presumption in favour of sustainable development: 11-14
 - Decision making: 38, 48-51
 - Delivering a sufficient supply of homes: 61
 - Promoting healthy and safe communities: 96
 - Promoting sustainable transport: 109, 115, 116, 117

² At the time of writing a Consultation Draft NPPF has been issued with consultation period that expired in March 2026. When the new NPPF is subsequently issued, any changes relevant to the application proposal will be addressed through a post-submission update to this Planning Statement, as necessary.

- Making effective use of land: 124, 125, 129
- Achieving well-designed places: 131, 135
- Meeting the challenge of climate change, flooding and coastal change: 161, 164, 166, 170, 181
- Conserving and enhancing the natural environment: 187, 193
- Conserving and enhancing the historic environment:
- Annex 1: Implementation: 231-233

- 4.15 Of particular relevance to this proposal are: Paragraph 11d ii (i.e. the engagement of the Framework's 'tilted balance'); and Paragraph 38:

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

(v) National Planning Practice Guidance (NPPG)

- 4.16 National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014 and provides a web-based source of supporting guidance to supplement policies in the NPPF.

(vii) National Design Guide (MHCLG: 30th January 2021)

- 4.17 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The January 2021 amendment aligned the National Design Guide with the National Model Design Code and Guidance Notes for Design Codes.

(viii) Draft National Design Guide (21st January 2026)

- 4.18 The Government has recently published new build design guidance to focus on design quality, creating places of lasting value, that are climate change resilient. This sets a clear benchmark for well-designed neighbourhoods, with consideration of seven features of well-designed places: liveability, climate, nature, movement, built form, public space, and identity. The Design and Access Statement enclosed with this application takes this new draft guidance into account, aligning with the direction of travel in government policy.

(ix) Wiltshire Council Design Guide (2023)

- 4.19 This Supplementary Planning Document expands upon Core Policy 57 Ensuring high quality design and place shaping in the adopted Core Strategy. The content has been structured around the 10 characteristics of design' as recognised in the National Design Guide and responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the NPPF (Paras 133 - 135) and corresponding Planning Practice Guidance on Design. The guide is intended to ensure that new developments are well grounded in their locality and create a positive sense of place.

(x) Supplementary Planning Guidance

- 4.20 In addition to the Wiltshire Council Design Guide, the following published guidance has been identified by the Council in pre-application advice and has informed the development proposals.
- Waste Storage and Collection: Guidance for developers SPG (January 2017)
 - Wiltshire Council's HLS Statement June 2025 (baseline date of April 2024)
 - Wiltshire Local Transport Plan 2011-2026 (adopted 2015) including the Car Parking Strategy and Cycling Strategy (adopted 2015)
 - Wiltshire Council's Waste Core Strategy (adopted July 2009)
 - A Green and Blue Infrastructure for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
 - Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standard 2022
 - Active travel parking standards and design guide 2022
 - LTN1/20: Cycle Infrastructure Design (July 2020)
 - Open Space provision in New Housing Developments: A Guide (SPG)
 - Wiltshire Council's Playing Pitch Strategy (February 2017)

(xi) Wiltshire Local Plan Review

- 4.21 A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Two planning inspectors were appointed to undertake an independent examination into the soundness and legal compliance of the Plan. However, the Inspectors raised fundamental concerns about the spatial strategy and insufficient considerations of reasonable alternative in their letter to the Council dated 22nd December 2025 (Exam Ref: ID.11)
- 4.22 Given that the ELP is being examined under transitional arrangements which pre-date the changes to the Council's annual housing requirement, the Inspectors in their most recent letter to the Council on 27th February 2026 have recommended that the most efficient and effective course of action for all parties to avoid an overly long examination is for the Council to withdraw the submitted Plan and address matters through the preparation of the new plan under the new local plan-making system (Exam Ref: ID.13). The alternative would be for the Council to request that the Inspectors proceed to prepare and issue the report on the Plan as submitted which would inevitably lead to a recommendation that the Plan is not adopted.
- 4.23 At the time of writing, it is understood that Wiltshire Council's Cabinet and Full Council meetings scheduled for May 2026 will be considering an officer recommendation to withdraw the ELP and commence work on a new replacement plan in accordance with the regulations introduced under the Levelling-up and Regeneration Act 2023 which came into force on 25th March 2026. The new local plan regulations mandate a faster 30-month digital-first plan-making system. Accordingly no weight can be ascribed to the development management policies and allocations contained within the soon to be withdrawn ELP.

(xii) Wiltshire Housing Land Supply

- 4.24 Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum. At the time of writing, Wiltshire Council can only demonstrate **2.42** years of

housing land supply. This level of housing land supply has been acknowledged in recently published committee reports³ and appeal decisions and constitutes a severe shortfall in housing land supply.

³ *The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years*

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 5.2 The enclosed full planning application seeks permission for 47 No. dwellings, public open space and associated works.

(i) Principle of Development

- 5.3 West Lavington is designated as a 'large village' under Core Policy CP1 where development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 5.4 The site is located outside but adjacent to the West Lavington defined settlement boundary. However, Wiltshire Council's significant lack of housing land supply, as outlined in preceding Policy Section 4.0, is also highly relevant as the Framework's 'titled balance' is engaged (NPPF: 11d ii). This reduces the weight that can be attached to the development plan's spatial strategy, which directs new housing in Large Villages to within settlement boundaries.
- 5.5 Given that the West Lavington Neighbourhood Plan (2019) is now over 5-years old, and also noting the severe and persistent housing land supply deficit explained below, both criteria (a) and (b) of Paragraph 14 NPPF are applicable. On this basis, reduced weight is attached to the conflict with Neighbourhood Plan.
- 5.6 The site is not subject to any restrictive landscape designations including the Cranborne Chase and West Wiltshire Downs and the North Wessex Downs National Landscape designations which characterise other parts of the settlement to the north and south. Only a small part of the application site redline extent, relating to the proposed vehicular access arrangements, falls within the designated Conservation Area.
- 5.7 It is notable that the application site was identified as a potential area for housing allocation in the West Lavington Neighbourhood Plan Site Selection Methodology report which shortlisted the site as *Site 3: West Lavington - Behind High Street/Orchard Place/White Street*, identifying it as a large site with ready access onto a minor road and with benefits including the opportunity to deliver affordable housing, proximity to a bus stop and GP surgery.

Five Year Housing Land Supply Deficit

- 5.8 Following changes introduced to the 'Standard Method' of calculating housing need by the revised NPPF (December 2024), there has been an increase of 84% of Wiltshire Council's Housing Need: rising from 1,917 to 3,525 homes per annum. The recalculation has led to a significant reduction in housing land supply. At the time of writing, Wiltshire Council can only demonstrate **2.42** years supply in its administrative area⁴. This level of housing land supply

⁴ A recently published report to the Council's Strategic Planning Committee dated March 2025 in respect of a residential planning application proposal in Holt confirmed that the Council cannot demonstrate a 5-year housing land supply (LPA Ref: PL/2024/05435).

has been acknowledged in recently published committee reports⁵ and appeal decisions and constitutes a severe shortfall in housing land supply. Following the joint inspectors' latest correspondence in respect of the Emerging Local Plan (Exam Ref: ID.13), it is anticipated at the time of writing that the Council will now need to commence work on a replacement Local Plan (NB. a decision on the replacement Local Plan will be made the Council's Cabinet and Full Council in May 2026). A consequence of inevitable withdrawal of its Emerging Local Plan, is that the inability to demonstrate a 5-year housing lands supply is now persistent, and will remain so for several years, until such time a sound replacement Local Plan is adopted. In this context, it will be essential for the Council to permit sustainable residential proposals to ensure the delivery of new homes to meet market demand and housing need.

- 5.9 The importance of providing a consistent supply of homes is strongly recognised in the NPPF and in recent appeal precedents. There is also an increasing recognition of the importance of delivery by SME developers who find it difficult to compete in the land market with national volume housebuilders, which have dominated the Wiltshire land market. The provision of 47 No. homes including policy compliant delivery of 30% affordable homes would make an important contribution to meeting local housing need in accordance with Section 5 of the Framework.
- 5.10 On the basis that the NPPF 'presumption in favour of sustainable development' is engaged, the conflict with the Council's spatial development policies CP1 and CP2, is outweighed by the following:
- The severity of the housing land supply shortfall, i.e. 2.42 years.
 - Full compliance with applicable development plan (development management) policies, SPDs and legislation – refer to the Design and Technical Compliance Sections below.
 - Contribution towards the delivery of the Devizes Community Area Strategy (WCS CP12)
 - Delivery of economic, social, environmental benefits, i.e. meeting the Framework's three-dimensional sustainable development test, as summarised below:
- 5.11 The proposals, as demonstrated by the technical evidence base, meet the Framework's three-dimensional tests for 'sustainable development' (NPPF: 7-10).

Test 1: Sustainable Location

- 5.12 As referenced above, West Lavington is defined as one of six 'Large Villages' within the Devizes Community Area where new development is acceptable to meet housing needs and to improve employment opportunities, services and facilities.
- 5.13 The site has the benefit of being previously identified as a potential area for housing allocation in the West Lavington Neighbourhood Plan Site Selection Methodology report which shortlisted the site as *Site 3: West Lavington - Behind High Street/Orchard Place/White Street*, identifying it as a large site with ready access onto a minor road and with benefits including the opportunity to deliver affordable housing.
- 5.14 The site is well located on the edge of the village offering a unique opportunity for further controlled expansion to the west of the village whilst contributing public open space and green infrastructure, offering future residents an opportunity for active travel: particularly walking and cycling to access existing local services and community facilities. Access to

⁵ The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years

public transport is also available, offering the opportunity for non-car travel to nearby towns and beyond to cities in the local and wider region. For further information on the site's accessibility refer to the Transport Statement.

- 5.15 The proposed development will provide a positive approach to sustainable growth in the village, knitting into the existing public footpath network, and providing an appropriate density of new housing set within a landscape that will enhance the ecology and drainage of the site and local green infrastructure.

Test 2: Socio-economic benefits

- 5.16 Socio-economic benefits of housing are recognised by Inspectors in appeal decisions. Government have committed to the delivery of 1.5 million homes across this parliament as a key milestone in their mission to kick start economic growth, set out in its Plan for Change (Dec 2024). This commitment has been further reflected in £100 million grant in aid for Council planning departments to accelerate decision making and the planning reforms set out in the December 2024 NPPF revision. The clear political commitment to solving the housing crisis, and the role that councils have in addressing this through positive decision making, means that the economic benefits of new housing are now vitally important and should be viewed as a crucial component of the planning balance.
- 5.17 The government's mission led approach to increasing housing supply, as well as evidence from the Bank of England and, internationally, the European Commission and International Monetary Fund clearly demonstrate that there is a consistent and pressing requirement to build more homes to meet the significant level of unmet need in Britain, particularly for homes that are affordable. There is also a strong recognition of the need to provide more affordable homes in this mission led approach, which is reflected in both increased policy and funding support.
- 5.18 The housing crisis has arisen because new housebuilding has not kept pace with population growth and household formation rates and due to the shortage in housing stock which is now outstripped by demand, house prices in the UK have continually increased, both in real terms and relative to incomes making them unaffordable or unsuitable for today's needs. The level of affordable housing need in Wiltshire is substantial. The application proposals will deliver a policy compliant scheme of 30% affordable homes that will add new social vitality to West Lavington.
- 5.19 The application proposal for 47 homes would deliver local benefits through the provision of both open market properties and affordable homes which is a key part of national and local planning policy and has recently been re-enforced by the Written Ministerial Statement and would contribute towards addressing the Council's housing shortfall and meeting affordable housing needs, which merits being afforded very significant weight in the planning balance.
- 5.20 Furthermore, the combination of economic benefits including but not limited to those associated with local spending power of future residents, the construction phase, and payments such as S106 commuted sums and Council Tax, should also be acknowledged as forming part of the planning balance.

Test 3 - Environmental objectives

- 5.21 The site is not subject to any landscape designations and is enclosed on three sides by existing development and is largely enclosed by vegetation. A Landscape and Visual Impact Assessment, combined with hydrological and ecological studies, has informed the approach

to the provision of green and blue infrastructure and a masterplan that has been designed to create a new edge for this part village.

- 5.22 The proposal will result in the loss of low value agricultural land classified as Grade 3A (refer to the Agricultural Land Classification Report).
- 5.23 It has been demonstrated that the proposals will meet mandatory requirements for delivery of biodiversity net gain on and off site (refer to the BNG report).

Conclusion on the principle of development

- 5.24 For the reasons set out above, including the engagement of the NPPF's 'titled balance', the out-of-date Neighbourhood Plan, the demonstrable compliance with the NPPF's 3-dimensional tests for achieving sustainable development, the principle of residential development is clearly established in planning terms.

(ii) Technical Assessments

- 5.25 The application submission includes assessment across a range of technical disciplines which are reported as standalone assessments. A summary of the key findings against the various technical disciplines is set out below:
- 5.26 **Agricultural Land Classification Report:** Paragraph 187 of the NPPF requires planning decisions 'to contribute to and enhance the natural and local environment'. Footnote 65 of the NPPF confirms where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. A detailed soil survey and ALC was conducted in January 2025 which determined that the site is Subgrade 3a land which constitutes agricultural land at the lower end of the best and most versatile category. However, the appeal site is a relatively small area of land, and there is a significant stock of such land in the surrounding area. As such this should only be attributed limited adverse weight in the overall planning balance.
- 5.27 **Arboricultural Survey and Impact Assessment:** identifies and classifies all trees on site ensuring that the proposed site layout and access take into account the constraints of all valuable trees on the site in the construction process, noting that moderate quality trees and hedgerows on the southern and western boundaries, and offsite trees on the south-east side provide benefits to the wider landscape.
- 5.28 Removal of one early mature sycamore and a section of hedgerow to facilitate access into the site from White Street will be required but have a localised impact and the retention of neighbouring vegetation will preserve the leafy character of the area. The loss of two small sections of western boundary hedgerow for pedestrian access, low growing scrub growth and small elms will have a low impact.
- 5.29 Priority has been given to provide space for a prominent offsite tree group of three beech trees with the access point to the site informed by feedback from the Council's Tree Officer and the findings of low invasive air spading investigations to avoiding harm to these trees.
- 5.30 The vehicular access route into the site involves a minor incursion into the RPA of a retained mature Sycamore, with some localised pruning works required however, the arboricultural method statement, with soil amelioration works to the remainder of the RPA and works carried out according to best practice, will ensure that impacts to this tree are kept to a moderate to low level.

- 5.31 The effects of tree loss are moderate to low impact in the short term. However, the proposal includes an extensive range of tree and hedgerow planting across the site and establishment of this planting will mean the mid to long-term impact becomes positive.
- 5.32 **Archaeological Evaluation Report:** concludes that any below ground remains would be of no more than local significance with remains associated with the Medieval or Post-Medieval period potentially having some limited historical interest.
- 5.33 A programme of archaeological trench evaluation has been undertaken to supplement an initial Archaeological Desk Based Assessment and geophysical survey. The geophysical survey identified a small number of anomalies of archaeological potential, and a possible trackway of post-medieval date. The archaeological trenches did not conform to the results of the geophysical survey. The only matching feature was a former field boundary identified in Trenches 1 and 2. The possible archaeological features from the geophysical survey were not observed within the trenches, and the features identified in the trenches were not observed on the geophysical survey. Circular pits identified in the trenches are thought to relate to agricultural activity during the post-medieval period or to the site's use as allotment gardens in the twentieth century and would be of low significance.
- 5.34 No evidence of the possible trackway identified in the geophysical survey could be found. Sondages were excavated to be certain, and only the green sand forming the bedrock geology was identified. On the basis of the conclusions and recommendations set out in the Archaeological Evaluation Report, the proposal is considered to be in compliance with the requirements in Paragraph 216 of the NPPF and WCS Policy 58.
- 5.35 **Design and Access Statement:** the design approach is set out in the enclosed DAS with the design strategy informed by the enclosed Landscape and Visual Impact Assessment and Wiltshire Design Guide SPD (2023). Pre-application advice from the Council and consultation with the local community has also informed the design evolution.
- 5.36 The proposed masterplan shows how the proposed mixed-tenure scheme of 47 dwellings with suitable amenity space and parking provision can be delivered. The layout takes account of the constraints and opportunities and explains in spatial terms how the proposal connects to the existing residential area in West Lavington.
- 5.36 The layout and density of the scheme has been driven by landscape and ecology, being sensitive to the countryside edge while enhancing existing habitats, to create a place with public open space with enhanced biodiversity.
- 5.37 The proposal will deliver a mix of much needed housing that will include both affordable homes and those for open market sale with a range of accommodation sizes suitable for occupation by families that meet national space standards. The dwellings will be designed using a fabric first/low carbon approach with energy production and conservation features.
- 5.38 The submitted Design and Access Statement demonstrates how the proposals respond positively to the requirements of Core Policy 57 Ensuring high quality design and place shaping, the requirements of National Design Guide and WCS Policy CP58: the NPPF, and Council's Design Guide SPD (2023).
- 5.39 **Ecological Impact Assessment and Ecology Features Plan:** the enclosed Ecology Report has been informed by seasonal ecological surveys, suggesting precautionary methods of working during construction under a Construction Environmental Management

Plan (CEMP) and setting out mitigation and enhancement measures for all identified species and habitats that can be managed post-implementation by a Landscape and Environmental Management Plan (LEMP). The CEMP and LEMP can be implemented via planning condition to ensure that the proposals are fully compliant with national and local planning policies and objectives for biodiversity conservation including WCS Policies 50 and 52. An Ecology Features Plan has been prepared by the applicant in consultation with the project ecologist to accompany the planning application.

- 5.40 **Ecological BNG Assessment and Metric:** sets out the baseline habitat conditions at the site; a locally appropriate strategy for delivering a biodiversity net gain; the results of the Statutory Metric 4.0 for habitats and hedges; and the total net gains based on the results of the Statutory Biodiversity Metric 4.
- 5.41 Following all proposed habitat retention, enhancement and creation, the development at West Lavington will deliver a net gain of 61.27% hedgerow units. As 3.08% habitat units is projected after onsite habitat enhancement and new plantings are accounted for, the shortfall will be made up through unit purchases, either from a local registered scheme or through a contribution to an environmental banking scheme.
- 5.42 The metric also shows a trading summary error which is due to the unavoidable removal of scrub on the western edge, required to improve the condition of a degraded grassland habitat and create a more species-rich sward that would accommodate a population of common lizards that are known to occur on site (as well as to accommodate 10 reptile refugia in sunny conditions to facilitate reptile basking – see EclA document). This removal was unavoidable; the western edge is the most appropriate boundary for displacing reptiles prior to development, is adjacent to open countryside, and offers opportunities to enhance reptile foraging that will help offset habitat loss elsewhere on the site.
- 5.43 Biodiversity gains will be secured via a Biodiversity Gain Plan and Habitat Management and Monitoring Plan. As such, the proposals are considered acceptable in ecological terms and are in conformity with Wiltshire Core Strategy Policy CP50: Biodiversity and Geodiversity and relevant government guidance.
- 5.44 **Flood Risk Assessment (FRA) and Drainage Maintenance Plan:** the site lies in Flood Zone 1 on the Environment Agency's Flood Map for Planning and therefore the site strategy focuses on surface water management in line with Environment Agency standing advice, and national SuDs Guidance (2025). The FRA concludes that the proposed development can be undertaken in a sustainable manner, whilst also reducing the flood risk to existing properties in the downstream catchment.
- 5.45 The drainage strategy has been informed by recommendations made by Wiltshire Council in their pre-application response to the Flood Risk and Drainage Technical Note, and is compliant with WCS Policy 67 and the NPPF.
- 5.46 **Heritage Statement:** considers the potential impacts and effects of the proposed development on the setting and significance of designated heritage assets in the surrounding area. The Statement found that the proposals would change the setting of the West Lavington and Littleton Panell Conservation Area, the churches of St Mary and of All Saints, and the archway on the High Street. However, the changes that would occur would be modest and would not affect the appreciation of the heritage assets significance nor remove elements that contribute to their significance through other means.

- 5.47 On this basis, it was concluded that the changes to the setting of these heritage assets would not result in any harm or loss of significance and that the impact of the proposed development on the setting and significance of heritage assets would be acceptable. It therefore accords with the requirements set out in Paragraphs 207 and 212 - 216 of the NPPF and WCS Policy 58.
- 5.48 **Landscape and Visual Appraisal and Landscape Statement:** this report is set out as a Non-EIA-Landscape and Visual Impact Assessment and considers the two distinct but inter-linked components of the landscape and views and visual amenity.
- 5.49 The proposals create an attractive place to live and with due regard to the local environment. The site layout, building massing and height, protection of existing trees and vegetation and distribution of open space have all been considered as part of the design process demonstrating that the proposed development would sit comfortably within the locality.
- 5.50 The proposals respect the existing landscape resources and offer retention and positive future management of the retained vegetation and new areas of public open green space with ecological enhancements that will contribute to the local Green Infrastructure network. The proposals would have no material adverse effect on the established landscape character areas. In relation to the site level landscape character the assessment is noted as a Moderate-Minor Adverse effects at completion reduced to Minor-Negligible Adverse effect at 15 years. Alongside the change to the landscape character the proposals introduce some positive characteristics in the form of the transitional green spaces, habitat enhancements and subtle alteration of the transition into the built-up area.
- 5.51 Footpaths on the western and eastern boundaries will connect into the new open spaces that the existing community can use, providing recreational and green infrastructure benefits and creating a sense of integration with the wider village.
- 5.52 The proposals would be seen in the context of existing residential development and with the backdrop of the village in the relatively few public viewpoints that overlook the site. Localised Moderate and Moderate-Minor impacts are noted in relation to the views at completion of the development. These diminish over time as the site weathers in and tree planting becomes more established.
- 5.53 Care has been taken to minimise the intrusion of the proposed housing on adjacent properties with the layout designed to minimise impact on the properties in Orchard Place and the others as far as is practicable. The resultant impacts are noted as moderate-minor adverse to those properties on the northern boundary.
- 5.54 Relative to the overall number of proposed new homes the level of adverse landscape and visual effects is limited and will diminish in the years following construction. At the same time the scheme provides a high-quality residential setting with open space and access opportunities that would be accessible to existing residents and the wider community. Landscape Visual Appraisal figures are included in a separate document.
- 5.55 As such, the proposals are considered acceptable in landscape and visual terms and are in conformity with WCS Policies 51 and 52, and the NPPF.
- 5.56 **Statement of Community Engagement:** demonstrates that the applicant has undertaken thorough pre-application discussions with local stakeholders and the wider community and actively involved them in the design development process in accordance with guidance in the NPPF and the Localism Act 2011. The Statement gives details of all consultation activity

undertaken and summarises all comments received and how they have informed the final round of the design changes prior to the submission of the planning application

- 5.57 **Sustainability Statement:** outlines how the proposal will reduce carbon emissions and incorporate measures to decrease contribution to climate change through design, resource use and energy efficiency of the proposal. As such, the proposals are considered acceptable in sustainability and energy terms. On this basis, the proposal is compliant with WCS Policy CP 41.
- 5.58 **Transport Assessment:** traffic surveys were conducted in October 2024 which confirmed that existing traffic flows along White Street are very low, with low recorded speeds at the 85th percentile in both easterly and westerly directions along White Street with average speeds of c.17 mph. The proposed off site highway works will provide a functional and safe priority junction to serve as a vehicular access to the development incorporating adequate visibility splays in both directions.
- 5.59 Within the site the access loop road will enable the site to be safely serviced by refuse and delivery vehicles. The proposal will provide car and secure cycle parking in accordance with Council's standards. The proposed package of off-site works to White Street that can be delivered through a s.278 Agreement.
- 5.60 The report confirms that the site lies in accessible location with non-car access available to existing services and community facilities, bus services and the wider existing public footpath network. The proposed on and off site highway works will enhance connections to existing footways and the wider PROW network.
- 5.59 A Framework Travel Plan has been provided, setting out a comprehensive package of measures to promote the use of sustainable forms of transport for journeys to and from the site. These measures are expected to minimise the residual cumulative traffic impact of the development further.
- 5.61 In conclusion, the site provides a sustainable location for development, a safe and suitable access can be provided and that there would be no severe impacts on the local road network. As such, the proposals are considered acceptable in highway terms and are in conformity with WCS CP61.
- 5.62 **Waste Minimisation Strategy:** The enclosed Waste Minimisation Statement set out the proposed waste minimisation strategy for the site.

(iii) Residential Amenity

- 5.63 The Landscape Analysis notes that the site and the village as a whole is generally well-contained with few views from the wider landscape overlooking the area. In the context of the immediate adjoining residential development, carefully considered new development need not cause any undue visual impact on the local footpaths, lanes or other public viewpoints.
- 5.64 The existing properties with modest rear gardens immediately on the northern edge of the site (Orchard Place) should be considered as sensitive to change. The High Street properties would be less sensitive due to distance and garden depths (but would have some visibility to new roofs or upper stories on site). The Issues and Opportunities Figure on page 13, provides a simple assessment of the relative sensitivity of the adjoining properties. On this basis it is considered that the proposed development would not adversely affect the

privacy and amenity of any existing adjoining properties, and that the proposals would provide a high level of amenity for future occupiers.

- 5.65 The proximity and outlook of immediately adjacent dwellings has been carefully considered to avoid overlooking or loss of amenity through proximity of building mass. Within the development, the proposed dwellings are arranged so as to not create any direct inter-looking.
- 5.66 It is concluded that the proposals will preserve the residential amenity of existing adjacent residents, and new residents will be provided with high quality new homes, designed to align with the Government's new draft design guidance criteria and also benefiting from sufficiently sized private garden areas, whilst also enjoying appropriate levels of privacy and outlook. On this basis, the proposal is considered to be compliant with WCS Policy 57.

(iv) S.106 Heads of Terms

- 5.67 Anticipated heads of terms for a s.106 agreement highlighted in pre-application advice include the following planning obligation items to mitigate the infrastructure requirement arising from the development proposal below:
- Affordable housing provision – 30% provision to a mix and standard set out by the Council's Housing Enabling Team
 - Secondary Education contributions – subject to need being demonstrated by the Council
 - Public Open Space – on site (provision and management)
 - Waste – contribution to waste and recycling containers
 - PROW route improvements within and adjacent to the site – contribution to surfacing and other related works (scope to be confirmed)
 - Public Open Space and Play Provision
 - BNG credits (off-site provision) and monitoring
- 5.68 Mitigation works proposed on the public highway can be secured under s.278 of the Highway Act 1980.

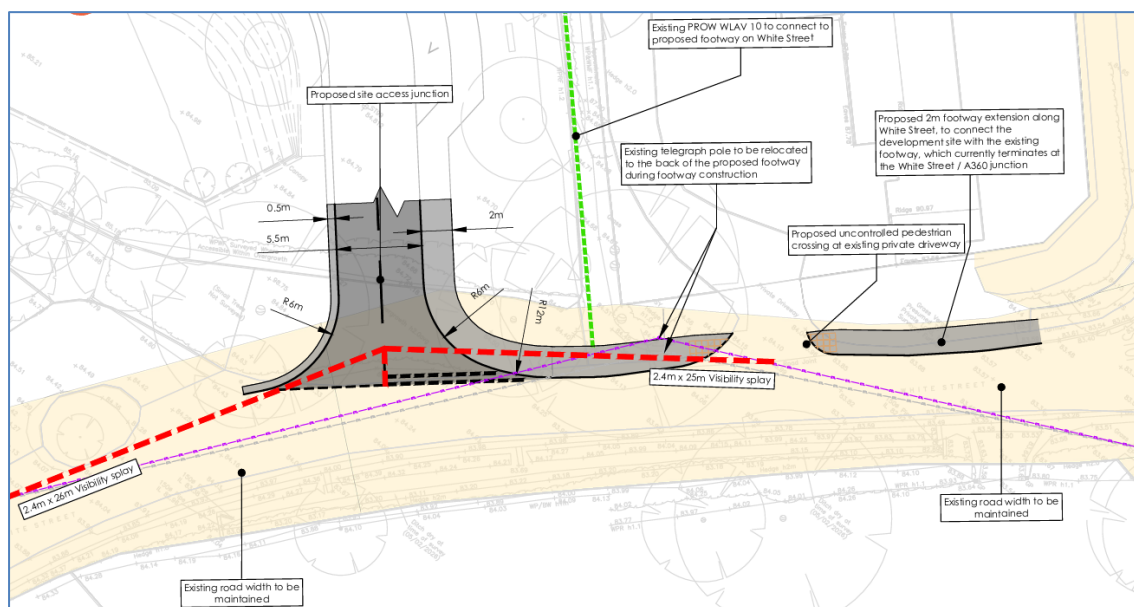


Figure 10. Extract from Access Plan showing the extent of proposed offsite works on White Street

6.0 Planning Balance and Conclusion

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The enclosed proposal seeks full planning permission for the erection of 47 No. dwellings with associated access, internal roads, parking, public open space, landscaping, drainage and associated infrastructure.
- 6.3 The NPPF's 'presumption in favour of sustainable development' is engaged on the basis that the Council cannot demonstrate a 5-year housing land supply. As noted in Sections 4.0 and 5.0, the Council has a persistent lack of housing land supply that is unlikely to be addressed for several years until such time as a replacement Local Plan has been formulated and tested through public examination.
- 6.4 On the basis of the analysis set out in Section 5.0 above, it is considered that the proposed development comprises sustainable development in the context of national planning policy, set out in the NPPF, and accords with relevant development management policies in the Development Plan.
- 6.5 The proposal has evolved through an iterative process of design development that has been informed by pre-application engagement with the Council and the local community. The finalised design is a culmination of a design process led by the applicant's in-house design team and supported by a consultant team providing input across a range of applicable technical disciplines.
- 6.6 The table below summarises the application of weight to the key planning issues:

Issue	Finding	Weighting	Report Section
Principle of development and contribution to housing land Supply	Positive	Significant	5.3-5.15 PS
Nil subsidy affordable housing provision	Positive	Significant	5.16 & 5.67 PS
Design Quality	Positive	Significant	5.35-5.38 & DAS
Social and economic benefits	Positive	Moderate Positive	5.16-23 PS
Active Travel	Positive	Minor Positive	5.60-5.61 & TA
Biodiversity and ecology	Positive	Minor positive	5.40-5.43 & EcIA and BNG
Historic environment	Neutral	No harm identified: neutral weight	5.44-5.45 & HIA
Water environment	Neutral	Compliant with SuDs hierarchy: neutral weight	5.44-4.45 & FRA
Agricultural and soils	Negative	Minor adverse	5.26 PS
Traffic and transport	Negative	Minor adverse	5.58-5.59 TA
Landscape and visual Impact	Negative	moderate low adverse	5.48-5.55 PS & LVA

6.7 The planning benefits of the proposal, which form part of the overall planning balance, are summarised as follows:

- A high-quality sustainable design that is well located and connected to West Lavington being adjacent to the existing built-up area, with access to local services and community facilities and public transport links to other higher order settlements in the Devizes Community Area.
- A site suitable for delivery 47 new homes by a respected SME home builder, with a track record of delivery in Wiltshire contribution. The proposed housing will contribute towards the Wiltshire Core Strategy's Housing Requirement for the Devizes Community Area.
- Provision of a mix of open market and affordable housing to meet open market housing demand and local housing need including the provision of policy compliant element of 30% affordable housing provided on a nil-subsidy basis.
- A safe and suitable vehicular access solution from White Street providing betterment for other road users.
- Provision of public access through the site connecting to the wider footpath network with enhanced surveillance over routes and maximising opportunity for active travel to access local services and facilities.
- A considered response with mitigation planning to create a new edge to this part of the village mitigating visual impact upon the wider landscape noting the surrounding Special Landscape Area and Salisbury Plain SPA mitigation zone.
- Biodiversity Net Gain through habitat retention, enhancement and creation with a net gain of 61.27% hedgerow units and a 10% habitat unit net gain achieved through a mix of onsite delivery and an offsite BNG contribution.
- Coordinated provision of green and blue infrastructure that will attenuate and manage the discharge of surface water so as to not create any downstream flood risk.
- Construction phase expenditure providing employment and training opportunities on site and within the local supply chain.
- Significant CIL and s.106 payments for reinvestment in local community infrastructure with 25% of CIL receipts being made available to the Parish Council.
- Additional post-development Council Tax revenue.

6.8 In accordance with Paragraph 11d of the NPPF, and on the basis that the proposal is demonstrable compliant with applicable development management policies and legislation, the Council is respectfully requested to grant full planning permission.